

II. COMMERCIAL/MIXED USE DEVELOPMENT GUIDELINES

A. Overview

There are two types of commercial development in North Long Beach:

1. Pedestrian-oriented village centers where buildings are located along the front property line with storefronts, display windows and entrances along the sidewalk and parking is located behind the commercial floor space.

The primary pedestrian-oriented commercial districts addressed by these guidelines are 1) the North Village Center, located on Atlantic Avenue, one block north and one block south of South Street, and 2) Old Virginia City, located on Long Beach Boulevard at Market Street.

Zoning regulations for pedestrian-oriented districts require that a building be located along its front property line for only 2/3s of lot frontage. In North Long Beach pedestrian-oriented district, where feasible, at least 80% of the front building wall should be located along its front property line.

2. Primarily automobile-oriented shopping districts in which building are set back from the street with landscaping in front.

Zoning regulations for automobile-oriented districts require that buildings be set back a minimum of 10 feet from the front property line and permit parking to be located between the landscaped front setback and the building. In North Long Beach automobile-oriented commercial districts, where feasible, buildings should be set back only 10 feet with landscaping in front and parking should be located either adjacent to or behind the buildings.

Where the guidelines differ for pedestrian-oriented and automobile-oriented districts, those differences are called out. Unless otherwise indicated, the guidelines apply to all zoning districts. The guidelines are organized by the following topics:

- ☐ Site Planning
- ☐ Building Design
- ☐ Landscaping Design.

Sign Guidelines are in Section V. and streetscape design guidelines are in Section VI.

B. Commercial/Mixed Use Site Planning

The commercial site planning regulations and guidelines address setbacks, parking, access, and screening of commercial activities from adjacent residential uses.

Table II-1 summarizes the site planning guidelines applicable to commercial districts in North Long Beach.

Figure II-1 illustrates setback requirements for both buildings and parking. Figure II-2 illustrates parking and access requirements.

Table II-I Commercial/Mixed Use Site Planning Guidelines

TOPIC	GUIDELINE
Guidelines that Vary by District	
Building setback from front property line <i>Pedestrian-oriented districts</i>	0' for 80% of front facade except: where sidewalks are less than 12' wide, as on Atlantic Avenue, and a right-of-way dedication is not required, buildings must be set back and the setback treated as part of the sidewalk to provide 12-foot wide sidewalks. The maximum required setback is 5' 6".
<i>Auto-oriented districts</i>	Maximum 10'. Parking should be provided behind or next to, rather than in front of, buildings where feasible, particularly on parcels larger than 20,000 sf.
Parking setback from front property line <i>Pedestrian-oriented districts</i>	Parking should be located behind the commercial floor space in the building. Common parking areas with shared access for adjacent buildings are encouraged.
Minimum corner cut offs at street corners	10' x 10'
Guidelines that Apply to All Zoning Districts	
Access and Parking Required parking spaces	An approved redevelopment area parking plan supersedes zoning regulations.
Curb cuts/driveways Location Width	From side street if feasible. Curb cuts should be the minimum width required by Zoning to minimize pedestrian conflicts.
Pedestrian access	A 4' wide walkway should be provided from the main building entry to the public sidewalk. Where possible, the walkway should be expanded to accommodate outdoor dining or seating.
Service/Loading Access	From front street during non-business hours only; from alley or side street during business hours.
Outdoor Dining in Building Setbacks	Outdoor dining adjacent to the sidewalk is encouraged. It may be provided along segments of the building's front facade that are setback from the property line or within the building with the front facade opened to the sidewalk.
Outdoor Dining on Public Sidewalks	Outdoor dining on the sidewalk is also encouraged, provided that a continuous path of travel is provided along the sidewalk as required by ADA. The path of travel need not be in a straight line but should be maneuverable by a person in a wheelchair.
Crime Prevention	An alarm system should be installed in each tenant space; surveillance cameras may be appropriate at primary entries. Exterior pay phones should not be installed. Exterior roof access should not be provided. The site address should be visible and illuminated. Site lighting should be on automatic timers to provide illumination during all hours of darkness. Areas under canopies and awnings should be illuminated. Metal halide lights is recommended. Tree canopies should be pruned up above 7'. Hedges, other than those around parking lot perimeters should not exceed 24". Planting and lighting should be coordinated to avoid obstruction of illumination.

Figure II-1 Commercial Building Setbacks

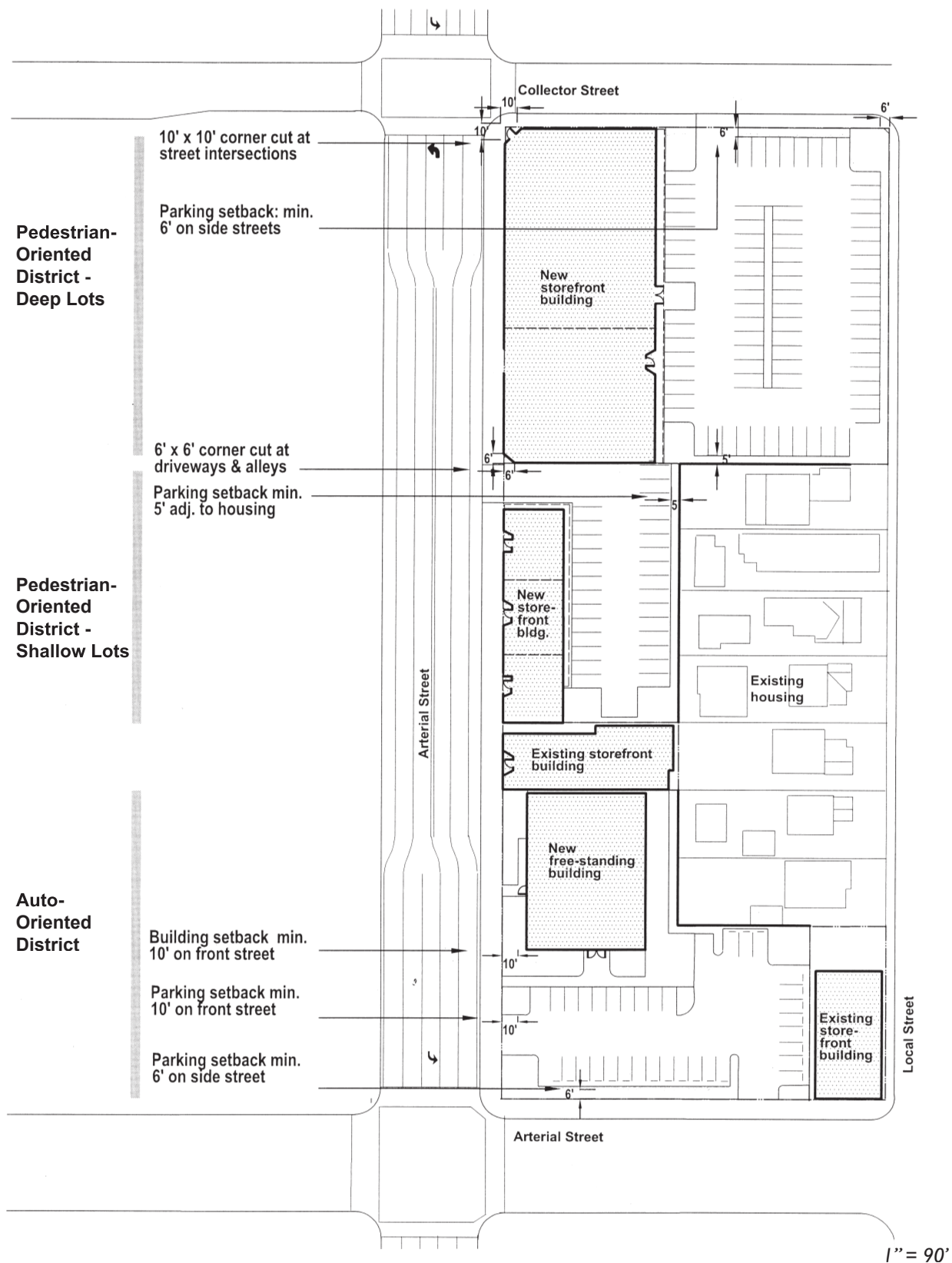


Figure II-2 Commercial/Mixed-Use Access and Parking

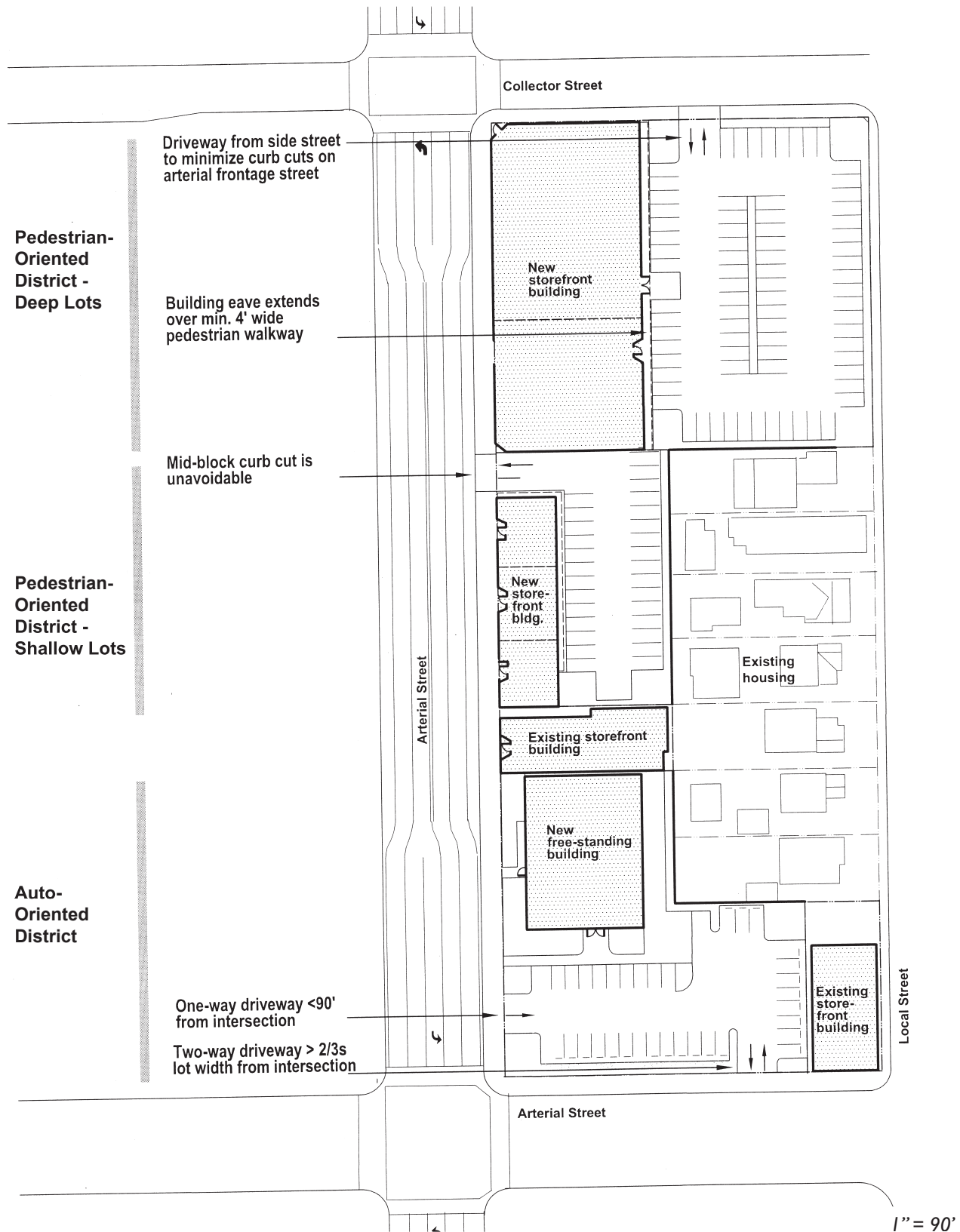


Figure II-3 Commercial/Mixed Use Site Planning Examples



0-setback storefront buildings with entries and display windows along sidewalk in pedestrian-oriented commercial districts.



10-foot setback on auto-oriented commercial districts (CNA and CCA).



Corner cut-off



Setback from sidewalk adjacent to parking lot.



Loading area screened from sidewalk by wall and landscaping



Covered walkway between parking and building entry widened to accommodate outdoor seating



Outdoor dining on sidewalk at 0-setback building



Outdoor dining in covered private setback